

SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING
OCTOBER 19, 2024

The meeting of the **Sportsman's World Property Owners' Association, Inc.** (SWPOA) was called to order at 10:00 A.M.

A quorum was present as represented by person and by proxy. A list of those present is available in the office of the SWPOA.

Tom Winkelman, President of the Board, introduced Christine Watters, Vice President, Roy Davis, Secretary/Treasurer, and Hannah Holstein, Administrative Assistant.

Nominations were called for from the floor. Christine Waters term is expiring. Christine Watters and Stephen Kennedy are running for the open board position.

A motion was made by Christine Watters and seconded by Roy Davis that the minutes of the Annual Meeting held October 21, 2023 be approved as written.

The Financial Statements were presented for SWPOA. Tom Winkelman reviewed the budget items for the year 2024-2025. Tom explained that the budget was used to arrive at the assessment amount of \$125.00 per property for the 2024-2025 fiscal year. A motion was made by Christine Watters and seconded by Roy Davis to approve the financials and budget.

Tom Winkelman explained that over the past year, the ACC has approved 20 building permit applications. Among these applications were 6 new construction homes, several additions, fences, pools, solar panels, and a dock.

SWPOA NOMINATING COMMITTEE FOR 2024-2025

Ann Burns, Christine Watters, Scott Parrish

SWPOA ARCHITECTURAL CONTROL COMMITTEE FOR 2024-2025

Todd Burns, Scott Parrish, and Colton Puckett. Brian Hooker is the alternate.

LAND USE BOARD FOR 2024-2025

Position 1 Lloyd Raforth

Position 2 Scott Parrish

Position 3 Christine Watters

Position 4 Luke Lea

Position 5 Bill Forbes

The meeting was open for comments from the members.

A member noted that the SWPOA website contains a section referencing replatting or dividing lots and encourages property owners to contact the office for assistance. She expressed concern that the current replat policy may expose the organization to potential legal challenges. The member also pointed out that a land use change application previously referenced on the website appears to be missing, and that a committee member document is outdated. She, along with others, requested clarification on which portions of the covenants are currently valid and enforceable. Additionally, the member questioned why an audit, as required in the bylaws, has not been conducted. She asked whether the association's financial statements have ever been audited. The board responded that, to their knowledge, no formal audit of the financial statements has been conducted to date.

The board's legal counsel, Ben Sauer, introduced himself and provided input regarding the replatting policy. He explained that the current covenants (DCCRs), although dated, require assessments to be levied per original platted lot and distributed equally. Replatting does not negate this requirement. He cited case law supporting that replatting to avoid assessments is contrary to the developer's intent, as established in the original plats filed with the county. The DCCRs remain the governing documents unless amended by a two-thirds majority vote of the membership.

Mr. Sauer clarified that upon change of ownership, properties will revert to the original lot structure for assessment purposes. While the statute of limitations was raised by a member, the board clarified that current payment practices will be honored until ownership changes, as a means of balancing fairness and legal compliance.

Members raised additional concerns, including:

The potential impact of the policy on land value and future property sales.

Emotional and practical implications for families with long-standing property ties.

The financial burden perceived by some property owners.

Road usage by marina, condominiums, and short-term rentals was questioned. The board clarified that roads fall under the jurisdiction of SWRA, not SWPOA.

A member inquired about the possibility of broadcasting regular monthly meetings via Zoom.

Another member asked which board is responsible for speed bump maintenance; the board confirmed this is a SWRA matter.

Regarding lot count, the attorney reported that approximately 350 lots exist per county appraisal records for the SWPOA. The SWPOA currently has around 292 accounts that are billed.

The ballots were tallied. Christine Watters will remain on the board.

The Annual Meeting for 2025 will be held on the third Saturday in October, October 18th, 2025.

There being no further business, the Annual Meeting was adjourned at 10:44 a.m.

Roy Davis, Secretary/Treasurer